

**SALEM PLANNING AND ZONING COMMISSION**

**(PZC)**

**REGULAR MEETING**

**November 18, 2014**

**7:00**

**CALL TO ORDER:** G. Fogarty called the meeting to order at 7:00.

**Present:** G. Fogarty, J. Duncan, G. Walter, V. Smith, R. Savalle (7:04), R. Amato, R. LaBonte, E. Wenzel Alt J. Gadbois Alt., R. Serra (SECCOG Planner)

**Absent:** E. Natoli Alt.

**Guests** See File Copy

**PUBLIC HEARING:** None

**PETITIONERS:** None

**PUBLIC COMMENT-**None

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S):**

**1. October 21, 2014 Regular Meeting Minutes**

**M/S/C (Smith/Duncan) to approve the October 21, 2014 Regular Meeting Minutes as presented.**

**Vote: Approved. In favor- G. Fogarty, J. Duncan, G. Walter, V. Smith, R. Savalle, R. Amato, Opposed-None. Abstaining-R. LaBonte**

**2. October 28, 2014 Regular Meeting Minutes**

**M/S/C (Smith/Duncan) to approve the October 28, 2014 Regular Meeting Minutes as presented.**

**Vote: Approved. In favor- G. Fogarty, J. Duncan, R. LaBonte, V. Smith, R. Savalle, Opposed-None. Abstaining-G. Walter, R. Amato**

The consensus of the Commission was to hear the presentation by E. Belt from the Inland Wetlands and Conservation Commission, (IWCC) on the APZ draft and map.

## **NEW BUSINESS**

### **1. Review APZ Proposed Regulations**

E. Belt showed the members the map of the town and the proposed APZ areas. He stated the IWCC chose the two areas because they were the most significant in that the aquifer is estimated to be 50-100 feet deep. He stated one is adjacent to Mitchell Pond and the other is adjacent to Gardner Lake. The IWCC drew a 250 ft. buffer around the aquifer. They also tried to make the boundaries of the aquifer protection zone easier to find by following property lines or recognizable boundaries.

R. Serra stated the proposed regulations were straight forward and that the proposal was a result of a POCD recommendation. He stated the location of the aquifers are based on soil types and are determined by the best scientific information available.

J. Duncan thought the proposed regulations could be improved and offered to bring revised language to the December meeting.

The Commission thanked IWCC for all their hard work on the proposal.

## **OLD BUSINESS**

### **1. Continue Discussion on Detached Accessory Apartments:**

The members continued their discussion on detached apartments. It was the consensus of the majority of members to allow detached accessory apartments with conditions. They thought only one per property should be allowed, to limit the distance from the main residence to 50 ft. and keep the maximum square footage to 800 sq. ft.

## **NEW BUSINESS:**

### **1. Review APZ Proposed Regulations**

Discussed earlier

**2. Approve 2015 Meeting dates**

**M/S/C (LaBonte/Smith) to approve the 2015 meeting dates as amended. Vote: Approved Unanimously**

**ENFORCEMENT OFFICERS REPORT/INLAND WETLANDS AND CONSERVATION COMMISSION  
REPORT: None**

**1. Town Planner Report-**

R. Serra stated the affordable housing tour was very good and E. Burr would be giving a presentation at the December meeting.

**CORRESPONDENCE:** None

**PLUS/DELTAS:** The Commission discussed the positive and negative aspects of the meeting.

**ADJOURNMENT:**

**M/S/C (Smith/Walter) to adjourn at 8:26 PM. Vote: Approved Unanimously.**

**Respectfully Submitted,  
Sue Spang  
Recording Secretary**